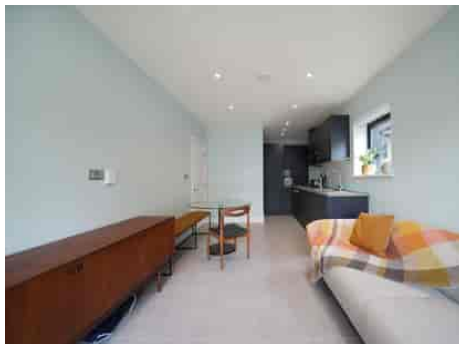


Truuli



Blunt Road, South Croydon, London, London, CR2 7FB

£270,000 Leasehold

- Right next to South Croydon Station
- Modern apartment
- Underfloor heating
- Balcony
- Well insulated flat
- Central location for all amenities
- Built in storage
- No chain
- Long 125-year lease
- Service charge: £672 every six months Ground rent: £100 per annum

Southbridge Place, Croydon, Surrey, CR0 4HA

Tel: 0330 043 0002

Email: save@truuli.co.uk Web: www.truuli.co.uk

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£270,000 Leasehold

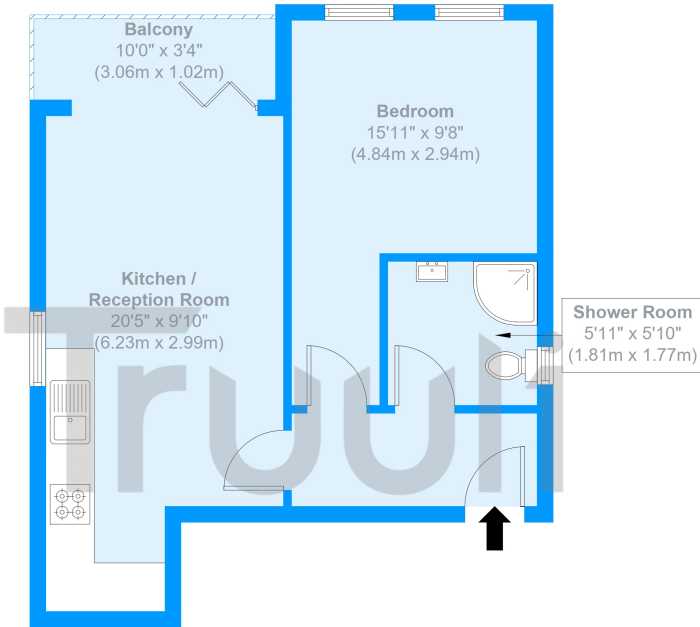
*** Vendor's comments*** "Having owned this apartment since 2023, we have particularly appreciated how modern, comfortable and low-maintenance it has been. Built in 2020, it still feels fresh and contemporary throughout, offering all the advantages of a newer-build home, including strong energy efficiency, stylish finishes and a high-quality specification designed for modern living.

The property has been used only occasionally as a base when travelling to and from London, meaning it has been exceptionally lightly lived in. As a result, the apartment remains in superb condition, with many furniture items and appliances having seen minimal use. Subject to agreement, these can be included within the sale, providing buyers with a convenient, move-in-ready opportunity.

The bright open-plan living area offers a welcoming and versatile space, complemented by a peaceful double bedroom and a contemporary kitchen and bathroom requiring very little maintenance. The location is one of its greatest strengths: South Croydon Station is virtually on the doorstep, making it ideal for professionals commuting into London. With shops, cafés, restaurants and green spaces close by, everyday convenience is effortless.

A long 125-year lease and reasonable ongoing costs further enhance its appeal. Stylish, low-maintenance and exceptionally well connected, this is an ideal first home, investment or commuter base".

Metha House



First Floor
Approximate Floor Area
388 sq. ft
(36 sq. m)

Approximate Gross Internal Area = 36 sq m / 388 sq ft
Balcony = 3.1 sq m / 33 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

